



Delegated Report

Householder Planning Application

Planning Application No: 20250215

Location: 29 Istead Rise, Gravesend, Kent DA13 9JE

Description: Sub- division of the existing detached dwelling into two semi- detached dwellings. Demolition of rear conservatory and erection of a single storey extension with roof lantern. Erection of a dormer window to rear, removal of chimney stack, changes to fenestration and creation of a vehicle crossover

Applicant: Simon Rumsey

Site Visit Date: 26/08/2025

Submitted Documents/Plans

Application Form
Design and Access Statement
Biodiversity Checklist
SAMMS Agreement
Plan D01 Rev 06 Existing and Proposed Block Plans
Plan D02 Rev 06 Proposed Block Plan
Plan D03 Rev 06 Existing Ground Floor Plan
Plan D04 Rev 06 Proposed Ground Floor Plan
Plan D05 Rev 06 Existing First Floor and Roof Plan
Plan D06 Rev 06 Proposed First Floor and Roof Plan
Plan D07 Rev 06 Existing Elevations
Plan D08 Rev 06 Proposed Elevations
Plan D09 Rev 06 Proposed North and West Elevations
Plan D10 Rev 06 Proposed Section AA

~~Plan D01 Rev 05 Existing and Proposed Block Plans~~
~~Plan D02 Rev 05 Proposed Block Plan~~
~~Plan D03 Rev 05 Existing Ground Floor Plan~~
~~Plan D04 Rev 05 Proposed Ground Floor Plan~~
~~Plan D05 Rev 05 Existing First Floor and Roof Plan~~
~~Plan D06 Rev 05 Proposed First Floor and Roof Plan~~
~~Plan D07 Rev 05 Existing Elevations~~
~~Plan D08 Rev 05 Proposed Elevations~~
~~Plan D09 Rev 05 Proposed Section AA~~

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
20201112	Outline application with all matters reserved for the erection of a detached one bedroom bungalow in the rear garden	Refused. Appeal dismissed	05/01/2021
20170105	Outline application with all matters reserved for the erection of one bedroom bungalow in the rear garden	Refused	29/03/2017
2016/0838	Outline application with all matters reserved for the erection of two storey detached, two bed dwelling in the rear garden	Refused	30/11/2016

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Style
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

KCC Highways and Transportation

Received on 18/03/2025 (First Comment)

I refer to the above application and in order that I may fully assess the highway implications, I shall require further information in respect of

1. The block plan of the proposed development is at a very small scale (1:500) making it difficult to assess the parking provision. I request a larger scale and fully dimensioned drawing showing both parking areas. Also, tracking drawing should demonstrate how vehicles can access the parking spaces for the westernmost dwelling (utilising a large SUV);
2. The easternmost dwelling has three bedrooms and therefore two independently accessible parking spaces should be provided (only one is currently shown);
3. The new dropped kerb on Lesley Close should be a minimum of 10 metres from the junction with Istead Rise. This dimension should be shown on the block plan.

I shall also be grateful if you will allow an extension of time to the normal consultation period in order that the highway implications of this proposal can be properly assessed. I will let you have my comments as soon as possible.

Received on 17/06/2025 (Second Comment)

I refer to my previous consultation response dated 18th March 2025 and I note that a revised, larger scale, block plan has been submitted on 19th May 2025 which shows two parking spaces per dwelling, adequate turning space and the new dropped kerb on Lesley Close being more than 10m from the junction.

I therefore raise no objection to this application provided the following conditions are applied to any permission granted;

1. Provision and permanent retention of vehicle parking spaces of minimum dimensions 5m by 2.5m shown on the submitted plans prior to the use of the site commencing

Please advise the applicant that they will require separate consent from KCC Highways for all installation of the dropped kerb access in Lesley Close.

It is important to note that LPA permission does not convey any approval to carry out works on or affecting the public highway,

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority (Kent County Council) and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county, there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by KCC while some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

KCC has now introduced a pre- application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability.

The process applies to all development works affecting the public highway other than applications for vehicular crossings, which are covered by a separate approval process. Further, details on this are available on our website.

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary limits and links to application forms for vehicular crossings and other highway matters are available on KCC's website.

Southern Water

Received on 26/03/2025

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We requested that should this planning receive approval, the following informative is attached to the consent. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in conjunction with Southern Water.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within five metres of a public or adoptable gravity sewer, rising main or water main.

No soakaways, swales, ponds, watercourses or any surface water retaining or conveying features should be located within five metres of a public or adoptable gravity sewers, rising mains or water mains.

KCC Heritage

Received on 04/04/25

The site lies within an area of multi- period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent on the proposed works, I consider it unlikely that these proposal would have a significant below- ground archaeological impact and have no further comments to make in this case.

Natural England

Received on 07/04/2025

Natural England is a non- departmental body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The proposed development has the potential to have a harmful impact on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Designated Sites

Further Information is required – recreational pressure impacts to European Sites (habitats sites)

This development is within the zone of influence (Zol) for recreational pressure impacts to one or more

European Sites (habitats sites). Within the Zol, proposals for any net increase in residential units will likely have a significant effect on the qualifying features of the European Site(s) (habitat site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s). Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an appropriate assessment in view of the Natural England Access to Evidence – Conservation Objectives for European Sites and in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Providing the appropriate assessment concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance. Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Reserved Matters applications, and in some cases the discharge/ removal/ variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and our advice above applies.

Discretionary Advice

Natural England may provide further advice to the applicant through the discretionary advice service.

Impact Risk Zones for Sites of Special Scientific Interest.

We strongly recommend that Local Planning Authorities use Natural England's Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) (available from the Natural England Open Data Geoportal (arcgis.com) and to use on MAGIC (defra.gov.uk) along with the guidance) to decide when to consult Natural England on development proposals that might affect an SSSI.

The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances. Use of the SSSI IRZs avoids the need for a formal e mail consultation on some development proposals, reducing unnecessary delays in the planning process. In turn, this allows Natural England to concentrate resources on development proposals with the highest risks and opportunities for nature recovery.

Planning and transport authorities: get environmental advice on planning – GOV.UK (www.gov.uk) provides further guidance on when LPAs must consult Natural England on development proposals.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Annex A – Natural England general advice

Protected landscapes

Paragraph 189 of the NPPF requires great weight to be given to conserving and enhancing scenic beauty within Areas of Outstanding Natural Beauty (AONB; known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 190 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the Levelling up and Regeneration Act 2023 place a duty on relevant authorities (including LPAs) to seek to further the statutory purposes of a National Park, the Broads or an AONB in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting upon its natural beauty.

The LPA should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider Landscapes

Paragraph 187 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. The application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local Landscape Character Assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Guidelines for Landscape and Visual Impact Assessment – Landscape Institute – for further guidance.

Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on local planning authorities to conserve and enhance biodiversity as part of its decision-making.

Designated Nature Conservation Sites

Paragraphs 193- 195 of the NPPF set out the principles for determining applications impacting on SSSIs and habitats sites (SACs and SPAs). Both the direct and indirect impacts of the development should be considered.

A Habitats Regulations Assessment is needed where a proposal might affect a habitat site and Natural England must be consulted on 'appropriate assessments'. Natural England must also be consulted where development is in or likely to affect an SSSI and provides advice on potential impacts on SSSIs either via the SSSI Impact Risk Zones or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which an SSSI has been notified.

Protected Species

Natural England has produced Protected Species and Development: Advice for Local Planning Authorities to help the planning authorities understand the impact of particular development on protected species.

Natural England will only provide bespoke advice on protected species where they form part of an SSSI or in exceptional circumstances. A protected species license may be required in certain circumstances. We refer you to Wildlife Licences: when you need to apply for more information.

Local Sites and Priority Habitats and Species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 187, 188 and 192 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sights and improve their connectivity and to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environment records centre, wildlife trust, geoconservation groups or recording societies. Emerging local nature recovery strategies may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as

'priority habitats and species' in the England Biodiversity list published under section 41 of the Natural England and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to Habitats and Species of Principal Importance in England for a list of priority habitats in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making.

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the Brownfield Hub - Buglife for more information and Natural England's Open Mosaic Habitats Inventory, which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and Wider Environmental Gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 187(d), 192 and 193. Major development is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is extended to small scale development from April 2024. For nationally significant infrastructure projects, it is anticipated that the requirements for biodiversity gain will be implemented from 2025.

Biodiversity Net Gain guidance provides more information on biodiversity net gain and includes a link to the Biodiversity Net Gain Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to Calculate Biodiversity Value with the Statutory Biodiversity Metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 193 of the NPPF should be followed firstly to consider what existing habitats within the site can be retained or enhanced. Where on- site measures are not possible, provision off- site will need to be considered.

Where off- site delivery of biodiversity gain is proposed on a special site designed for nature (eg. an SSSI or habitats site), prior consent or assent may be required from Natural England. More information is available on Sites of Special Scientific Interest: Managing Your Land.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 77, 109, 125, 187, 188, 192 and 193). Opportunities for enhancement might include incorporating features to support specific species with the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

The Environmental Benefits from Nature Tool – Beta Test Version JP038 – may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

Natural Environment – GOV.UK provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental gain.

Ancient Woodland, Ancient and Veteran Trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 193 of the NPPF. The Natural England Access to Evidence – Ancient Woodlands map can help to identify ancient woodland. Natural England and the Forestry Commission have produced Ancient Woodland, Ancient Trees and Veteran Trees: Advice for Making Planning Decisions – GOV.UK (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland and veteran

trees where they form part of an SSSI or in exceptional circumstances.

Best and Most Versatile Agricultural Land and Soils

Local planning authorities are responsible for ensuring that they have sufficient detailed Agricultural Land Classification information to apply NPPF policies (paragraphs 187, 188). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the Guide to Assessing Development Proposals on Agricultural Land – GOV.UK. Find open data – data.gov.uk on Agricultural Land Classification or use the information available on MAGIC.

The Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites provides guidance on soil protection and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to Reclaim Minerals Extraction and Landfill Sites to Agriculture – GOV.UK, which provides guidance on soil protection for site restoration and aftercare. The Soils Guidance provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI), we refer you to Green Infrastructure Home (naturalengland.org.uk) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, green spaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 GI How Principles (naturalengland.org.uk). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

The Green Infrastructure Map (naturalengland.org.uk) and GI Mapping Analysis (naturalengland.org.uk) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating footpaths, together with the creation of new footpaths and bridleways, should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation and promote wider green infrastructure.

Rights of Way, Access Land, Coastal Access and National Trails

Paragraphs 105, 185, 187 and 193 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development.

Consideration should also be given to the potential impacts on any nearby national trails. We refer you to Find Your Perfect Trail, and Discover the Land of Myths and Legends – National Trails for information including contact details for the National Trail Officer.

The King Charles III England Coast Path (KCIIECP) is a national trail around the whole of the English Coast. It has an associated coastal margin subject to public access rights. Parts of KCIIECP are not on Public Rights of Way but are subject to public access rights. Consideration should be given to the impact of any development on the KCIIECP and the benefits of maintaining a continuous coastal route.

Appropriate mitigation measures should be incorporated for any adverse impacts on Rights of Way, Access land, Coastal Access and National Trails.

Neighbouring properties

Nine surrounding properties were consulted, and two letters of objection have been received, objecting on the following ground:

- Overlooking and loss of privacy would arise from the proposal



Officer's Analysis

Background

There have been three applications submitted on the site. The first was for outline permission for one detached two storey house in the rear garden (20160838). This was refused for the following reasons:

1. Adopted Local Plan Core Strategy Policy CS19 requires that development should integrate well with the character of the surrounding area. Adopted Local Plan Core Strategy Policy CS14 requires account be taken of the existing character of the area. Finally, Policy CS15 sets out that all new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. The proposed two storey dwelling, set amongst the bungalows on Lesley Close, is not in keeping with the character of the area. The proposed dwelling results in a poor relationship between the host dwelling and the remaining garden size and appears to sit uncomfortably within its site. Moreover, the proposed would appear as overly dominant on the street scene and is distinctly out of character with the surrounding area. As such, the proposed is directly contrary to Policy CS14, Policy CS15 and Policy

CS19, as well as the aims of Section 7 of the NPPF.

2. Adopted Local Plan Core Strategy Policy CS19 sets out that development will accord with the Residential Layout Guidelines. The Residential Layout Guidelines set out the requirements for Privacy Distances and Overshadowing. The proposed two storey dwelling would result in a loss of amenity to No. 1 Lesley Close by being overbearing. Additionally, the height of the proposed two storey dwelling would cause a loss of amenity to the private amenity space at No. 29 Istead Rise. As such, the proposed is contrary to Policy CS19.

The second application was outline for a detached one bedroom bungalow in the rear garden (20170105). This was refused for the following reasons:

1. The proposed dwelling would appear at odds with the character of the surrounding area as the plot size is significantly smaller and due to the size of the plot any dwelling built on the site would be narrower than the others in the surrounding area. It would have a cramped appearance and appear squeezed in between no. 29 Istead Rise and no. 1 Lesley Close and constitute an overdevelopment of the plot of no. 29 Istead Rise. This would be out of keeping with the predominantly spacious character of the dwellings in the surrounding area. As such, the proposal is contrary to Policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy, September 2014 and paragraphs 17 and 53 and Section 7 (Requiring Good Design) of the National Planning Policy Framework which seek to ensure that new development, is amongst other things, locally distinctive and reinforces the local character of the area.

2. The proposal would result in overlooking from any windows located in the rear elevation of the proposed dwelling to the windows in the rear elevation of no. 27 Istead Rise and to its rear garden area and vice versa - i.e. overlooking from the windows in the rear elevation of no. 27 Istead Rise and from its rear garden to any windows located in the rear of the proposed dwelling and to its rear garden. The garden of the proposed dwelling would also be overlooked by the first floor level roof lights in the rear roof slope of the host dwelling, no. 29 Istead Rise. As such, the proposal would cause material harm to the living conditions of existing and future occupiers of no. 27 Istead Rise. It would also fail to provide acceptable living conditions to the future occupiers of the dwelling proposed. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy, September 2014 and paragraph 17 of the National Planning Policy Framework which seek to ensure, amongst other things, that new development shall avoid causing harm to the amenity of its occupants and those of neighbouring properties.

The third application was outline for a detached one bedroom bungalow in the rear garden (20201112). This was refused for the following reasons:

1. The proposed dwelling would appear at odds with the character of the surrounding area as the plot size is significantly smaller and due to the size of the plot any dwelling built on the site would be narrower than the others in the surrounding area. It would have a cramped appearance and appear squeezed in between no. 29 Istead Rise and no. 1 Lesley Close and constitute an overdevelopment of the plot of no. 29 Istead Rise. This would be out of keeping with the predominantly spacious character of the dwellings in the surrounding area. As such, the proposal is contrary to Policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy, September 2014 and paragraph 127 (Requiring Good Design) of the National Planning Policy Framework which seek to ensure that new development, is amongst other things, locally distinctive and reinforces the local character of the area.
2. The proposal would result in direct and perceived overlooking from any windows located in the rear elevation of the proposed dwelling and its garden area to the windows in the rear elevation of no. 27 Istead Rise and to its rear garden area and vice versa - i.e. overlooking from the windows in the rear elevation of no. 27 Istead Rise and from its rear garden to any windows located in the rear of the proposed dwelling and to its rear garden. The garden of the proposed dwelling would also be overlooked by the first floor level roof lights in the rear roof slope of the host dwelling, no. 29 Istead

Rise. As such, the proposal would cause material harm to the living conditions of existing and future occupiers of no. 27 Istead Rise. It would also fail to provide acceptable living conditions to the future occupiers of the dwelling proposed. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy, September 2014 and paragraph 127 of the National Planning Policy Framework which seek to ensure, amongst other things, that new development shall avoid causing harm to the amenity of its occupants and those of neighbouring properties.

3. The applicant has failed to provide any ecological evidence to inform a habitat regulations assessment covering the impact of the development on the SPA/ Ramsar site or offered a financial contribution towards mitigation measures to address the impact of the development on the SPA/ Ramsar site. The proposal is therefore contrary to Policy CS12 of the Borough Council's adopted Gravesham Local Plan Core Strategy (September 2014) which seeks to ensure that detrimental effects on the integrity of SPA/Ramsar sites are avoided

Proposal

This application seeks planning permission for the sub- division of the existing detached dwelling into two semi- detached dwellings; the demolition of the rear conservatory and the erection of a single storey extension with roof lantern; the erection of a rear dormer window, the removal of the chimney stack, changes to fenestration and the creation of a vehicle crossover.

The principal considerations for this application are;

Housing Need

Character and Appearance

Neighbouring Amenity

Amenity of the Future Occupiers

Ecology and Biodiversity

Parking and Highways

Housing Need

In regard to housing need, Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. The Council is unable to demonstrate a five-year housing land supply – the figure is 2.9 years. This engages the first part of footnote 7 of the National Planning Policy Framework (NPPF 2024) and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposed development for a net increase of one dwelling would offer a minimal contribution towards meeting this local need and, accordingly, officers consider that this should be accorded minimal weight in support of the application. However, this has to be balanced against other requirements of the NPPF (2024) and in particular paragraphs 135 and 139 of the document which require development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers. The proposed development is considered acceptable as discussed below.

Principle of the development

Policy CS02 of the adopted Gravesham Local Plan Core Strategy (2014) for the scale and distribution of development states that in the rural area, development will be supported within those rural settlements inset from the Green Belt. The site is within a rural settlement inset from the Green Belt and development of the site would therefore be acceptable in principle. The National Planning Policy Framework (NPPF, 2024) gives force to the protection of garden land preventing 'garden grabbing' and thus protecting the character

of neighbourhoods. It states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (paragraph 70). The site is within a housing area with no specific planning policy constraints, except the general policies that seek to protect the character of the surrounding area and amenity of neighbouring dwellings. The development represents a reasonable economic use of the site at a density of 65 dwellings per hectare (dph) which is above the target minimum density of 30 dph in the rural area, but the balance must be in providing a satisfactory form of development in keeping with the character of the locality. There is therefore no conflict with the development plan and the application can be supported in principle as being policy- compliant.

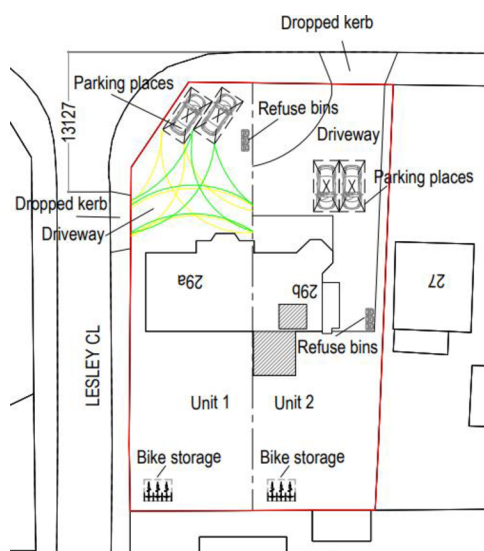
Character and Appearance

The application site is situated in a Rural Settlement Inset from the Green Belt, in the Istead Arable Farmlands Landscape Character Area, in the Thames Estuary and Marshes Ramsar Buffer Zone. There is a medium pressure gas pipeline in the vicinity. The rear garden is laid to lawn and contains domestic paraphernalia. The existing dwelling is a detached bungalow with rooms in the roof space with rendered walls and a gable ended tiled roof.

To the east is a detached bungalow property, no. 27 Istead Rise. To the south is no. 1 Lesley Close, a semi-detached bungalow with a side driveway leading to a detached garage on its northern side. Opposite the site is no. 31 Lesley Close, a detached chalet bungalow. Lesley Close itself is characterised by bungalows with the surrounding dwellings in Istead Rise being a mixture of style of dwellings (predominantly two storey).

The proposal is for the sub- division of the existing detached dwelling into two semi- detached dwellings, the demolition of rear conservatory and the erection of a single storey extension with roof lantern, the erection of a dormer window to the rear, the removal of the chimney stack, changes to the fenestration and the creation of a vehicle crossover. The submitted plans show the dwelling would be split to the east of the existing living room at ground and first floor levels, with existing internal doorways blocked up, and a new entrance door created for the westernmost of the two dwellings (unit 1) in the gable end. The rear garden of the existing dwelling would be split in two in line with the separation of the dwelling, creating a rear garden for the dwellings. The front garden would be separated in the same manner.

The demolition of rear conservatory and the erection of a single storey extension, the erection of a rear dormer window and the removal of chimney stack would all be to the easternmost of the dwellings (unit 2), while the changes to the fenestration and the creation of a vehicle crossover would be to the dwelling on unit 1. The new crossover would be from Lesley Close.





Block plan and elevations of the proposed development

The proposed development is materially different from the three previously refused applications on the site, which were each for a detached dwelling in the rear garden, following the sub- division of the plot.

The replacement rear extension, the dormer window, the changes to the fenestration and the new door to the dwelling on unit 1 would all have an acceptable impact upon the character and appearance of the building, subject to the use of matching (or closely matching, in terms of the dormer window) materials. The impact of the building works upon the street scene and the character of the area would also be acceptable, given their reasonably limited nature and the variety of dwellings present along Istead Rise and Lesley Close.

The sub- division of the plot and the creation of the two dwellings would have a greater impact, however. This would nevertheless be acceptable. The resulting semi- detached dwellings would be in keeping with the semi- detached bungalows along Lesley Close and those along Istead Rise, while the size of the plots for the two dwellings would be in keeping with the size of many of the dwellings' and bungalows' plots along both Istead Rise and Lesley Close. The proposed vehicular crossover would have a certain visual impact though it would not be harmful, given its limited nature. It is therefore considered that the proposed development would have an acceptable impact upon the character and appearance of the area. The density of the development would be in keeping that of the surrounding dwellings. The proposed development therefore complies with Policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014), the Council's Desing Guide Supplementary Planning Document (2024) and the design guidance in the National Planning Policy Framework (2024).

Policy CS12 of the Local Plan Core Strategy states the overall landscape and valued landscapes will be conserved, restored and enhanced. The site is located within the Istead Arable Farmlands Landscape Character Area where key characteristics are gently undulating topography with open arable fields; Istead Rise itself being a modern housing estate. The application site is within the residential housing estate and therefore the reasonably limited works would not have a detrimental impact on the overall wider landscape character, in compliance with Policy CS12.

Neighbouring Amenity

Policy CS19 of the Gravesham Core Strategy (2014) requires development to have an acceptable impact upon the amenities of the occupiers of the neighbouring and surrounding properties. The proposed physical works to the property at ground floor level would not have an adverse impact upon the amenities of the occupiers of the neighbouring and surrounding properties due to their limited nature and siting away from those properties. The proposed dormer window would have a potentially greater impact upon the occupiers of the properties to the south of the site – at 1 Lesley Close – through overlooking. However, the distance from the proposed dormer window to the flank boundary fence of 1 Lesley Close is over 20m. Together with

the low angle of view from the dormer to the rear garden of 1 Lesley Close, it is not considered that it would have an adverse impact for the occupiers of that dwelling through overlooking or loss of privacy. Also a Dormer in this location would not require planning permission for a single family dwelling. There are no other existing dwellings which would be adversely impacted upon by the proposed development through overlooking due to the relationship between the properties. The angle of view to 27 Istead Rise is such that it would not be possible to look from the proposed dormer to the area to the rear of the dwelling at 27 which would cause a harmful loss of privacy. The proposed dormer window would not have any overshadowing or overbearing impacts either due to its siting on the dwelling and in relationship to the neighbouring properties.

The proposed dormer would not result in a harmful loss of privacy for the occupiers of the other semi-detached dwelling to be created by the development as the degree of overlooking would be as expected in an urban situation such as this and would not be detrimental.

It is not considered that the proposed development would result in a harmful level of noise and disturbance as a result of the additional dwelling. The proposal would result in two, three bed dwellings on the site in place of the existing single three bed dwelling and may therefore be expected to result in a doubling in the intensity of the use of the site overall. However, given that the dwellings would not be too large and would be family- sized dwellings, it is not considered that they would give rise to undue levels of noise or disturbance. They would therefore not have an adverse impact upon the amenities of the surrounding properties in this regard either.

Amenity of future occupiers

The National Described Technical Housing Standards document (2015) requires 3 bedroom, 2 storey dwellings to have a floorspace of 84 sqm (4 person). The dwellings would have floorspaces of 110.14 sqm (Unit 1) and 87.44 sqm (Unit 2). Given their bedroom sizes, the dwellings would be 4 person and accordingly, they would meet the minimum dwelling size standards. Moreover, the individual room sizes of the dwellings would exceed the minimum requirements contained in the Council's Residential Layout Guidelines Supplementary Planning Guidance (2015). The orientation of the dwellings, together with the suitably- sized windows, is such that the individual rooms would be well lit by natural light. The outlook from the two dwellings would be as expected for dwellings of the nature proposed and would be acceptable.

The rear gardens of the dwellings would exceed the minimum depth and area requirements as set out in the Council's Residential Layout Guidelines for dwellings with three bedrooms.

The amenities of the future occupiers of the dwellings would therefore be of an acceptably high quality and would provide for a good standard of living/ accommodation for them, in compliance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the Residential Layout Guidelines Supplementary Planning Guidance (2020) and the amenity guidance contained in the NPPF (2024).

Ecology and Biodiversity

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreational purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £337.49 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds. The applicants have paid this contribution.

Parking and Highways

The proposed development would require three parking spaces for each dwelling in order to comply with Kent County Council's adopted parking standards. The submitted proposed block plan demonstrates that these can be provided on the site. While the scheme would result in a large area of hardstanding for both dwellings, this is not considered to be detrimental to the character of the area as a number of the nearby and surrounding dwellings have large areas of hardstanding in their front gardens (including the existing dwelling at 29 Istead Rise). The existing tree is shown to be retained, and a condition will be attached to the approval requesting details of hard and soft landscaping.

The Highway Authority is satisfied that the proposal would not have any adverse impact highway safety impacts and accordingly, no objections to the proposed development are raised on highways grounds.

Other Issues

It is considered appropriate that a condition concerning the boundary treatment between the two properties, the provision and retention of car and cycle parking facilities for each dwelling and the provision of the vehicular access be imposed upon the permission. A condition regarding landscaping is also considered appropriate in order to enhance the quality of the development for its future occupiers, as the submitted plans do not indicate landscaping. Both dwellings would be provided with refuse bins within the 25m refuse carrying distance.

Conclusion

The proposed development would have an acceptable impact upon the character and appearance of the surrounding area and would be in keeping with it, considering the presence of a number of pairs of semi-detached dwellings along both Istead Rise and Lesley Close. The size of the two plots resulting from the development would be in keeping with a number of the surrounding plots too. The dwellings would provide a suitable level of amenity for their future occupiers without having a harmful impact upon the amenities of the occupiers of the neighbouring or surrounding dwellings. The proposal therefore accords with Policies CS02, CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014), the Residential Layout Guidelines Supplementary Planning Document (2020), the Householder Extensions/ Alterations Design Guide Supplementary Planning Document (2021), the Design for Gravesham – Design Code Supplementary Planning Document (2024) and the National Planning Policy Framework (2024) which seek to ensure that new development, is amongst other things, locally distinctive and reinforces the local character of the area.

Recommendation

The recommendation for this application is approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Thomas Gabriel	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15 th September 2025	Dated:	17 September 2025